

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

71 SHADFORTH STREET KERANG VIC 3579

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$365,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$270,000

Property type

House

Suburb

Kerang

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

107 VICTORIA STREET KERANG VIC 3579	\$325,000	25-Jan-23
52 WYNDHAM STREET KERANG VIC 3579	\$391,000	30-Nov-22
101 BOUNDARY STREET KERANG VIC 3579	\$395,000	17-Oct-22

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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**107 VICTORIA STREET KERANG  
VIC 3579**

 3  1  2

Sold Price **\$325,000** Sold Date **25-Jan-23**

Distance **0.45km**



**52 WYNDHAM STREET KERANG  
VIC 3579**

 3  1  3

Sold Price **\$391,000** Sold Date **30-Nov-22**

Distance **0.66km**



**101 BOUNDARY STREET KERANG  
VIC 3579**

 3  2  3

Sold Price **\$395,000** Sold Date **17-Oct-22**

Distance **1.5km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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